LOT 84
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

ORTIZ REINALDO L JR & VICKIE RENEE
75546 CLOVERWOOD COURT
YULEE, FL 32097

2023

10-2N-26-2010-0084-0000

BUILDING CHARACTERISTICS

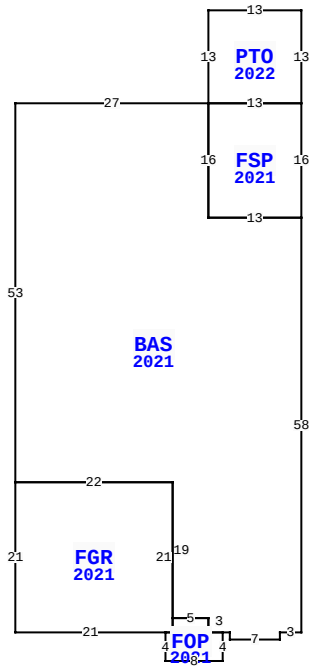
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,287	100	2,287	229,455
FGR	462	55	254	25,484
FOP	42	30	13	1,304
FSP	208	40	83	8,327
PTO	169	5	8	803
TOTALS	3,168		2,645	265,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	111.1680	100.33	265,373	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2287 HX Base Yr 2022



75546 CLOVERWOOD CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,373
TOTAL MARKET OB/XF VALUE		3,188
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,561
SOH/AGL Deduction		37,557
ASSESSED VALUE		296,004
TOTAL EXEMPTION VALUE	HX HB VX XM	55,000
BASE TAXABLE VALUE		241,004
TOTAL JUST VALUE		333,561
NCON VALUE		1,016
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004687	CO ISSUED	0	12/22/2021
21004687	NEW CONSTR	329,670	04/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1613	12/27/2021	SW	Q	I	01	380,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ORTIZ REINALDO LUIS						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N13 W13 S13 E13$ FSP=[YR=2021] W13
BAS=[YR=2021] W27 S53 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S4 E8 N4 W2 N2 W5 S2 W1$ E1 N21 W22$ E22 S19 E5 S2 E3 S1 E7 N1 E3 N58 W13 N16$ S16 E13 N16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	613.00	SF	5.20	5.20	100	2021	2021	3	100	3,188	

LAND DESCRIPTION

TOTAL OB/XF 3,188

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	50.00	122.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/05/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS